

SL. NO. 504/20-23



पश्चिम बंगाल WEST BENGAL

31AA 433435

FORM 'B'

[See Rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prabir Roychowdhury, duly authorized by the promoter of the proposed project "SKY BREEZE", vide its authorization dated 14.04.2023

I, Mr. Prabir Roychowdhury, duly authorized by the promoter of the proposed project "SKY BREEZE", do hereby solemnly declare, undertake and state as under:

1. That M/s GSPR Developers Private Limited has a legal title to the land on which the development of the proposed project is to be carried out

AND


A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

Identified by 1


Advocate

19 JUN 2023


ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Alkhanpota Court
Dist. North 24 PGS.

28 FEB 2023

28 FEB 2023


Earthwork Nirman Pvt. Ltd.
Kolkata

AL
RS

28 FEB 2023

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

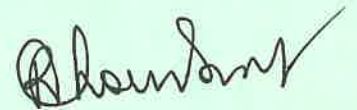
M73535



Identified by
Signature
Date



3. That the time period within which the project shall be completed by me/promoter is **31.12.2026**
4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.




Deponent.

Verification

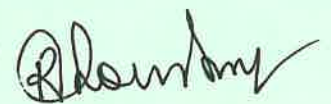
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 19th Day of June, 2023


ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
File No. 6584/08
Bidhanagar Court
Dist.-North 24 Pgs

Identified by me


Advocate



Deponent

19 JUN 2023